

Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
December 1, 2020

1. Chairperson Haines called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Charles Storm (telephonically), Dave Anderson, Kim Weitala, Brenda Bode, Lewis Bainbridge (telephonically), Mark Jenniges.
 - Absent:.
 - Guests: Robert Henglefeldt (telephonically).
3. Consider the proposed agenda.
 - Motion by Brenda Bode, seconded by Dave Anderson, to approve the amended agenda. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the proposed October 6, 2020 Minutes.

Motion by Dave Anderson, seconded by Steve Thiesse, to approve the October 6, 2020 proposed minutes. Roll call vote:

Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
6. Public input for items not on the agenda-none.
7. 7. That Ryan & Robert Henglefeldt have appealed to the Davison County Planning Commission to recommend a variance in minimum front yard setback of +/- 25' for an addition onto an existing pole shed resulting in a setback of +/- 50' from the right of way where the minimum is 75', north side yard setback on an existing residence of +/-25' resulting in a setback of +/-25' where the minimum is 50', and north side yard setback for an existing shed of +/-40' resulting in a setback of +/- 10' where the minimum is 50' all in the Agricultural District.
 - This request is in pursuant to Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot 1 in the SW 1/4 of Section 25, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper with no responses.
 - The applicant was present to answer questions. Discussion included the applicant would like to build onto an existing shed that is currently non-conforming. The shed addition does not encroach on the site triangle to the south so there is no safety concern there. The variances for the other two buildings are to bring them into conformance with the zoning ordinance, there is no work being done to those. Lot 1 was platted in the 1970's before zoning and the structures were also built before the zoning ordinance went into effect.

- After consideration of the 1106 B-Variances, a motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
8. Additional Comments from the Group-none.
 9. Set date and time for next meeting – January 5, 2021 @ 1:15 P.M.
 10. At 1:23 P.M., a motion by Brenda Bode seconded by Kim Weitala to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson



Mark Jenniges
Deputy Director of Planning & Zoning